



GRASSROOTS
REALTY GROUP

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32, 200 Glacier Drive
Canmore, Alberta

MLS # A2267039



\$775,000

Division:	Cougar Creek		
Type:	Residential/Five Plus		
Style:	3 Level Split		
Size:	1,003 sq.ft.	Age:	1996 (29 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Additional Parking, Assigned, Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Low Maintenance Landscape, Views		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 285
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	Res Multi
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, No Smoking Home, Storage		

Inclusions: NA

Discover the perfect blend of Location, Lifestyle, and Low Maintenance Fees! This townhouse is a must-see, featuring three levels of comfort and modern elegance. Enjoy two beautifully renovated bedrooms, 2nd bedroom includes a Murphy Bed, three bathrooms with new vanities, low-flush toilets, elegant tiles, and a custom shower in the main bathroom. The main level features a spacious kitchen, cozy gas fireplace, and sleek laminate flooring. Step out onto the landscaped areas from either the front entry and back deck. Benefit from one designated parking stall, along with access to 18 visitor parking spots. Nestled at the back row of a fenced complex, this property offers a tranquil and private setting, away from the main entrance and parking areas. Bask in ample sunlight throughout the day and soak in mountain views from both the East and South. The large, finished basement provides abundant storage space and a renovated 3rd bathroom.